

**ORDINANCE NO. 050113-66**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 WEST ST. ELMO ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-04-0134, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.732 acre tract of land, more or less, out of the Isaac Decker League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 801 West St. Elmo Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

- |  |   |
|--|---|
| Bed & breakfast residential (Group 1)                        | Bed & breakfast residential (Group 2)                   |
| Art gallery  | Art workshop  |
| Medical offices (not exceeding 5000 sq.ft. gross floor area) | Medical offices (exceeds 5000 sq. ft. gross floor area) |
| Club or lodge  | College & university facilities                         |
| Communication services facilities                            | Community recreation (private)                          |
| Community recreation (public)                                | Congregate living                                       |
| Convalescent services  | Day care services (limited)                             |
| Day care services (general)                                  | Day care services (commercial)                          |
| Hospital services (limited)                                  | Private primary educational facilities                  |
| Public primary educational facilities                        | Residential treatment                                   |
| Private secondary educational facilities                     | Public secondary educational facilities                 |
| Safety services  | Urban farm  |

2. The maximum number of driveways along West St. Elmo Road is one.
3. Except for emergency access, vehicular access from the Property to Vinson Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
4. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 315 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on January 24, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_  
January 13, 2005

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk

C14-04-0134

FIELD NOTES  
FOR

1.732 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 1.73 ACRES AS CONVEYED TO WESTLAKE CONGREGATION OF JEHOVAH'S WITNESSES BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004121202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron bolt found at the Northeast corner of said 1.73 acre tract, being at the Southeast corner of that certain 0.05 acre tract of land conveyed to the City of Austin for street purposes by instrument recorded in Volume 2673, Page 457 of the Deed Records of Travis County, Texas, being at the intersection of the South r.o.w. line of West St. Elmo Road and the West line of the Bergstrom Field railroad spur, for the PLACE OF BEGINNING hereof;

THENCE along the East line of said 1.73 acre tract, being along the West line of said railroad spur, S 45°03'00" W for a distance of 744.58 feet to a mag nail found at the most Southerly corner of said 1.73 acre tract, being in the East r.o.w. line of Vinson Drive;

THENCE along the West line of said 1.73 acre tract, being along the East r.o.w. line of Vinson Drive for the following courses:

Along a curve to the left whose radius is 2029.85 feet, whose arc is 333.02 feet and whose chord bears N 22°08'58" E for a distance of 332.65 feet to a ½ inch iron pin found at angle point

S 60°18'50" E for a distance of 35.68 feet to a 1 inch iron bolt found at the Southwest corner of that certain 0.594 acre tract of land conveyed to Rodney Lemmon by instrument recorded in Volume 12137, Page 1049 of the Real Property Records of Travis County, Texas;

THENCE continuing along the West line of said 1.73 acre tract, S 58°58'56" E for a distance of 12.42 feet to a ½ inch iron pin found at the Southeast corner of said 0.594 acre tract;

THENCE continuing along the West line of said 1.73 acre tract, N 29°15'39" E for a distance of 389.69 feet to a 1 inch iron bolt found at the Northwest corner of said 1.73 acre tract, being at the Northeast corner of said 0.594 acre tract, being in the South r.o.w. line of West St. Elmo Road;

EXHIBIT A

FIELD NOTES

FOR

1.732 ACRES OF LAND - Page Two

THENCE along the North line of said 1.73 acre tract, being along the South r.o.w. line of West St. Elmo Road for the following courses:

Along a curve to the right whose radius is 1372.69 feet, whose arc is 1.62 feet and whose chord bears S 59°59'48" E for a distance of 1.62 feet to a point at the end of said curve

S 59°57'48" E for a distance of 194.03 feet to the PLACE OF BEGINNING and containing 1.732 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

*Roy D. Smith*  
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094

August 13, 2004



Job No. 2960

**EXHIBIT TO ACCOMPANY FIELD NOTES FOR 1.732 ACRES OUT OF THE  
ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

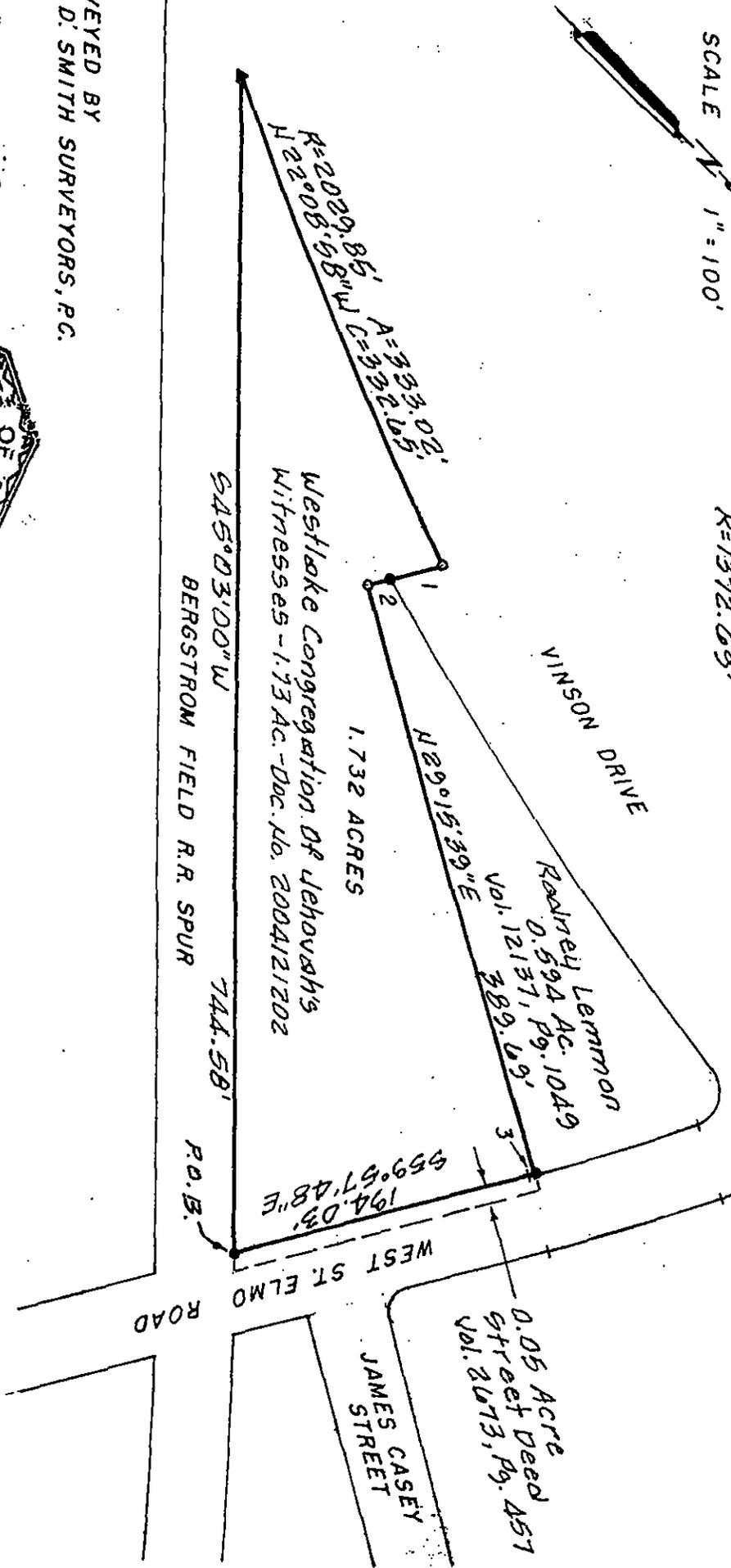
SCALE 1" = 100'

**PROPERTY LINE DATA**

- 1 560°18'50"E - 35.68'
  - 2 558°58'56"E - 12.42'
  - 3 559°59'48"E - C=471.62'
- R=1372.69'

**LEGEND**

- 1" Iron Bolt Found
- 1/2" Iron Pin Found
- ▲ Mag Nail Found



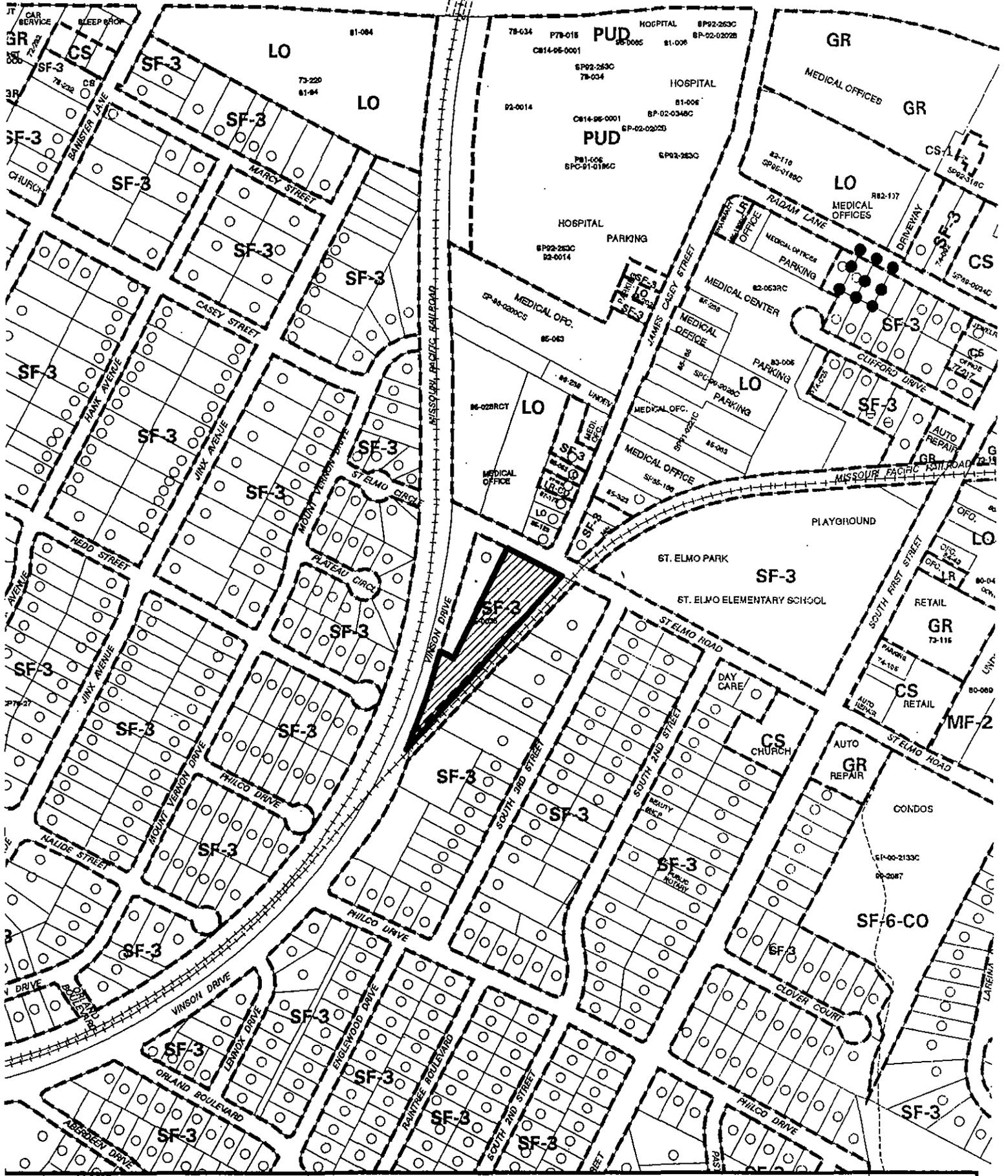
SURVEYED BY  
ROY D. SMITH SURVEYORS, P.C.

*Roy D. Smith*

ROY D. SMITH  
Registered Professional Surveyor  
1214 West 5th Street  
Austin, Texas 78703  
Ph. (512) 478-9821  
August 13, 2004



*Beating Basis*



N  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W. WALSH

**CASE #: C14-04-0134**  
**ADDRESS: 801 W ST ELMO RD**  
**SUBJECT AREA (acres): 1.732**

**ZONING** *EXHIBIT B*  
 DATE: 04-08  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
**G18**